## REAL ESTATE AND BUSINESS ACTIVITY

## **BIG LAND DRAWING** FOR SEVIER VALLEY

Opening of Immense Tract in April Attracting Attention of Many Settlers.

CAREY ACT REGULATIONS FOR ALLOTMENT OF LAND

Commercial Club Committee to Visit Tract and Report on Enterprise.

Homeseakers who are watching for an opportunity to get some of the best of Utah's unsurpassed farm and fruit lands are watching and waiting for the Carey act drawing, to be held by the Sevier River Land and Water company. April 11. There is a tract of 30,000 acres immediately available for 20,000 acres immediately available for cultivation, and arrangements have been made for a committee of the board of governors of the Commercial club to visit this tract the latter part of the present week. Original plans for this trip were to start from Salt Lake last night and to return Monday morning but excessive rains in the vicinity of Lyndyl made it advisable to postpone the trip for a few days.

The Sevier River Land and Water company originally bought 50,000 acres, and then an additional 160,000 acre feet of water was bought from original holders, so that the company now has

ers, so that the company now has enough water to supply 75,000 acres of land. Then the company found by gauging the stream that 600,000 acre feet of water was annually going to waste and it immediately filed on reservoir sites and applied for a Carey act segre gation of 200,000 acres of land on both sides of its holdings. This gave the gation of 200,000 acres of land on both sides of its holdings. This gave the company a tract of more than 250,000 acres of desirable fruit and grain land, which will eventually come under cul-

Townsite Laid Out.

In preparing for the land opening the company has laid out a townsite of 200 acres at Lynndyl, formerly Lynn Junction, on the Salt Lake Route, and an experiment and demonstration form, under the management of irrigation experts, has been established just acress the river from the new townsite.

cross the river from the new townsite.

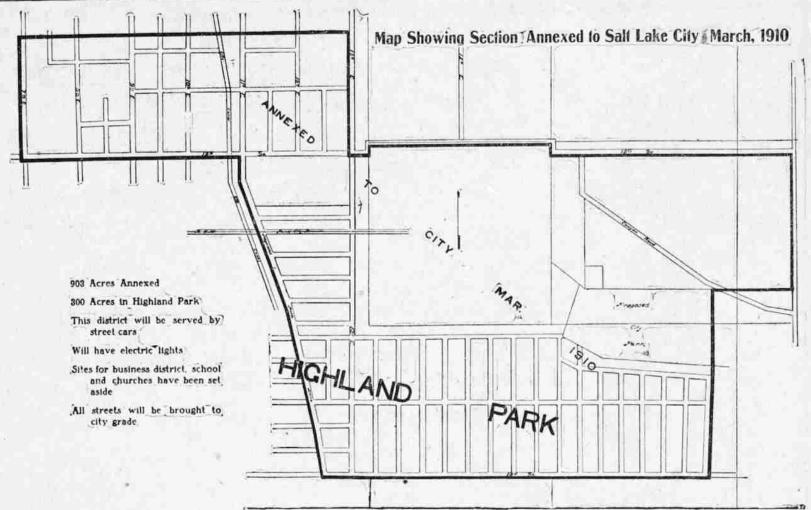
In laying out this townsite, provisions for future growth have been made
by acreage tracts around the edge,
which can later be subdivided. Three
blocks have been reserved for park
purposes and two blocks for schools,
and a lot will be furnished free to
each religious denomination which will
creet a church building. In the business district of the new town the company has already erected an office
building costing \$6000, and a \$40,000
hotel and a fine bank building will
be creeted this spring, besides several
residences and business blocks. Cement sidewalks will be laid in the four
blocks destined to become the business
district of the town and trees will be
planted in the residence streets and
along the boulevard which circles the
townsite.

land for the demonstration and ex-periment farm is being cleared now and crops of all kinds, including fruits, will be planted this spring. This plan is in line with the successful operation of the demonstration farm operated in connection with the Twin Falls, Ida, project and other successful features of the Twin Falls land opening will be followed in Sevier River valley.

of the Twin Falls land opening will be followed in Sevier River valley.

The plans of the company provide that water for irrigation shall be delivered on the tract on or before April 11, 1911. Purchasers of land are to be required to build a house costing at least \$100 within six months after water is available for irrigation, and within the same period the purchaser is required to plant at least one-eighth of his land to a useful eron. Aside from the improvements, residence on the ground is not required. These requirements are practically the same as those necessary to obtain title under the Carey act, and their success has been demonstrated in the Twin Falls country.

### Residence Territory Added to City



MORE GOOD PROPERTY

First and Second Additions

Ready for Filing.

SEEKING ADMISSION

HOOSIER MAKES BIG

for \$1000.

to Stringham Brothers for \$27,000, a lit-

See Westminster Heights' Growth,

Sugar House car to the end.

tle more than \$1000 an acre.

PROFIT IN SALT LAKE

The necompanying map illustrates the tract of, 900 acres which was annexed to Salt Lake City at 11 o'clock Sature and the business blocks. The business blocks was an expected for the University of the salt of t

#### REAL ESTATE NEWS AND THE CITY'S BUILDING OPERATIONS

and the Newbouse hotels has been rapid during the last week and shipments of materials have been coming at a rate which precludes any delay on this account. A large consignment of steel for the Kearns building is also in the railroad yards. On the rife of the Life week. He was a last a residence property in the railroad yards. On the rife of the Life. Plats for University Heights Buys Vacant Property for \$400 an Acre and Sells Again

> Last week this tract was sold through the John R. Smith Investment company This tract of land will be platted im-nediately and put on the market for residence lots. The new addition has namy advantages for residence purposes, leing close to city water and to street air service. The Stringham Brothers company was incorporated the last week.

Progress on the erection of the Utah | cement sidewalks on the temple grounds

University Heights, University Heights second addition and College View addition are now seeking admission to Sait Lake last summer looking around Lake City, and it is probable that within the week these tracts, comprising a lotal of about 100 acres, will be fine-cluded within the corporate limits of Sait Lake. The petition for their admission will be filed with the city council Monday night, and the plate years for \$400 an acres, will be fine-cluded within the city council Monday night, and the plate year in the fait of the Kearns building is also in the railroad yards On the sife of the Lillard building, just south of the Newhouse building, the placing of foundation in Blair avenue, from Burt & Carlquist, for \$2500; six room house on Eighth East between Ninth and Tenth South, to Fred Crager from John and it will be some time before the south, to Fred Crager from John Wellowsee Theater building has been more than half done during the week and the foundations will be ready by the time steel can be procured.

Rumors that the Griffin Wheel company is soon to erect a plant on the site bought a year ago in the northwestern part of the city have been revived during the last week. This company owns seventeen acres, extending from Fifth to Seventh North streets and Fifth to Sixth West streets.

An addition to the bureau of informal plant of the following Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during the present week: To G. C. Richter two ing Idlewild addition sales during Idle Humphries reports the follow-

#### OFFICE STRUCTURE IS SOON TO BE OPENED

McIntyre Building Nearing Completion, and Ground Floor Is Already Leased.

Leases amounting to nearly \$100,000 for space in the McIntyre building have been signed through Kelly & Montrose agents for the building, and these provide that the ground floor must be ready for occupancy by April 1. The American Express company, which will absorb the local business of the Pacific Express company April 1, will occupy one of the ground floor rooms in the new Main street building, and these quarters will be fitted up in magnificent style, with a counting room that will rival in beauty any banking room in Salt Lake. This lease of the Amer-ican Express company amounts to \$27.

The Salt Lake Knitting works has taken a lease on another ground floor room in the building, this lease being also for \$27,000, and the third room has been leased by J. J. Devine, jew-eler, for a longer period for a consideration of \$30,000. All these leases on the ground floor call for occupancy April 1, and although fast work in finishing the rooms will be necessary, they will be ready. It will be about thirty days later when the office rooms on the upper floors are ready, and work on these is being rushed with all possible spreed.

on these is being rushed with all possible speed.

The Melatyre building is probably the best fire risk in Salt Lake, barring exposures, for in the whole building there is less than 400 feet of lumber used. This lumber forms the door sills and these are covered with sheet iron. All doors are of sills and these are covered with sheet iron. All doors are of steel, with ma-hogany finish, and their cost was about signs innish and their cost was about \$12.50 each in excess of any other office doors in use in Salt Lake. All floors are of concrete and the finishing of the building will be as costly as that of any office structure in the city.

Kelly & Montrose will occupy a front suite of offices on the second floor of the building within a few weeks and

of the building within a few weeks, and other front rooms in the upper floors have already been leased.

#### **NEW CORPORATION TO** HANDLE SUBDIVISION

Local Real Estate Men Plan to Open Bench Land Tract Soon.

Local real estate men have prepared articles of incorporation for a new realty company to be capitalized at \$100,000 for the purpose of acquiring vacant lands | dence additions. This concern already the next few weeks, has an option on a tract of 875 acres ast of the city and known as the Park Crescent addition. The land is owned by Mrs. Miller, and is already within the city limits. Plats which have been prepared will divide this tract into 747 building lots, and it is probable that the company will be incorporated this week and improvements begun imme-diately.

This tract is immediately south of the

This tract is immediately south of the Fort Douglas military reservation and the Emigration Canyon electric line, which will give thirty-minute service, passes along the boundary.

Park Crescent addition was platted about twenty years ago, in the old bound twenty years ago, in the old boundary. til the present option was given, the name of the new really company has not been decided on, but it is possible that arrangements for the incorporation will be made at a meeting to be held Men-

South street, adjoining the Federation of Labor hall for \$9000 and the carpenters will soon start a campaign to ruse funds for the erection of a build-

The Alliance Investment company reports the sale of a five-room brick house at 222-224 E street from A. J. Swenson to Annie S. Jones for \$4500.

Curran & Power report the sale of pany owns seventeen acres, extending from Fifth to Seventh North streets and Fifth to Sixth West streets.

An addition to the bureau of information, which will double its size, will be made this spring, and work on the Carpenters has bought a lot on Fourth the Seventh North streets and lots. Mr. Humphries says that the outlook for the finure is very encouraging to reality dealers.

The Sait Lake district Council of Carpenters has bought a lot on Fourth these sales was \$9750.

First Touch of Spring V Brings More Business Merchants.

DEALERS ARE WATCHD FOR ARRIVAL OF

Money Conditions Eas Demand for Loans la Increasing.

and the first real touch weather has resulted in crease in business activ are affected by the cha conditions and the real r dealer and the hardware changing congratulations

The demand for store business district is regard indication of the growth and, despite the recent tivity, there is scarcely a room to be found in the

Local dry goods dealers mand for summer fabrics creasing each day and they ing anxiously for the arrisignments now on the war cast. In several lines in the cast of the arrival orders for the arrival orders fo cast. In several lines in are low, urgent orders for express have been given and a few consignments with the buyers who are n from their spring trips to

Hardware dealers are re full share of increased but lines and there has been increase in the demand materials and tools of all Lumber dealers are com ow delivery from the morthwest, but so far the ocal retail prices. The ement has increased with ment in weather condition remain firm while bricks h

\$1 a thousand. Stocks of California ver-been brought to a minimum Lake is practically cut of base of supply while both to Route and the Southern Pa of commission. Veal is Floods Affect Mar scarce on the local market at anticipate a shortage of mul-the next few weeks

STATE STREET CORNI

Activity in State street ontinues, and one impo olving a consideration of \$44,000 was closed Satur

This property has a from feet on State street, and I made for approximately F

\$55,000. This firm sold for a seven-room house on Fi James Mickleson for \$3 Franks's home at 1044 Nint for \$3700; to Dr. Wade for son, a double brick house o ond South for \$3700, throug Palmer to Mr. Roberts for Bergfelt, a lot in Federal \$1250.

Few residents of Salt La possibilities of the land especially the dry farm and west of the Jordan r

Tribune Want Ada Bell Main 5200.

ACTIVITY IS RESUME IN FEDERAL

Report of the purchase divided by W. L. Roberts of site in Federal Heights in the street of the stre

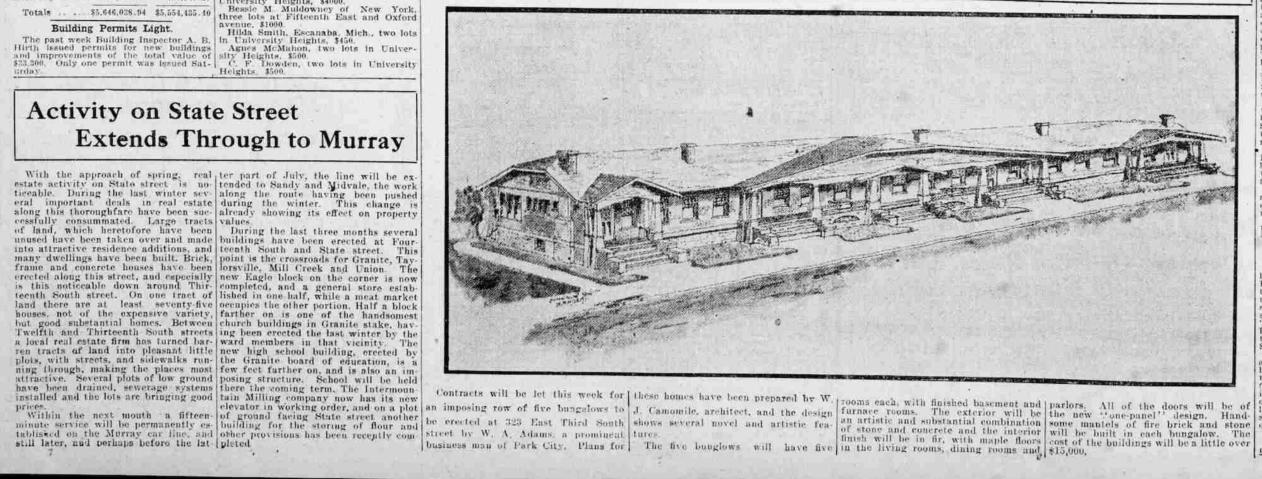
LONG LEASE IS TAI

BY LOCAL The Schramm-Johnso

has closed a long lease Boston building just trance, and the room but up as the most elegan store in the intermount store will be opened store in the interne-store will be opene "Schramm-Johnson I Robert Witherspoon, the Schramm store, South street, will mar The store is being any and plate glass, large soda fountain) the rear. A coffee ro-feature of the new

Tribune Want

#### Imposing Row of Modern Bungalows



# Extends Through to Murray

**Activity on State Street**